





City of Loma Linda Official Report

Robert Ziprick, Chairman
Stan Brauer, Vice Chairman
Floyd Petersen, Board Member
Robert Christman, Board Member
Karen Gaio, Board Member

CRA AGENDA: May 10, 2005

TO: Agency Board Members

VIA: Dennis R. Holloway, Executive Director 

FROM: Pamela Byrnes-O'Camb, Secretary/Housing Coordinator 

SUBJECT: Request to Exceed Program Limits Relating to Rehabilitation of a
Mobile Home at 24414 University Avenue

RECOMMENDATION

It is recommended that the Agency Board authorize an additional amount of up to \$2,600 to accomplish the necessary repairs.

BACKGROUND

The Agency Board has approved eight programs related to its affordable housing obligations, one of which provides a \$2,000 grant to income-qualified owner-occupants of mobile homes. Initially, the program provided a \$5,000 loan-to-grant to owner-occupants of standard construction houses as well as mobile homes. The amount of the mobile home grant was reduced to \$2,000 because security for the mobile home loan-to-grant program could not include land.

The program is not meant to fix it all; however, it is meant to assist in providing a safe, healthy, and sanitary environment for qualified applicants. Licensed contractors are utilized; however, the owner-occupant may do some of the work, upon approval of the building inspector. The building inspector inspects each dwelling and provides a list of items to be addressed, reviews all bids, and inspects all work prior to payment being made.

ANALYSIS

A situation has arisen where repairs required by the building inspector exceed the Agency's program limits. In addition, park management is requiring exterior painting, removal of a planter and landscaping. Major rehabilitation items include: replacing the roof, water damaged ceilings, repair of porch/steps and skirting. The mobile home is otherwise in sound condition.

FINANCIAL IMPACT

79-1800-1980